

CAPSULE SUMMARY SHEET

Survey No.: PG:67-31 (PACS 2.15) Construction Date: 1921

Name: Charles Rolls House

Location: 10704 Edmonston Avenue, Beltsville Vicinity, Prince George's County

Private/Private Residence/Occupied/Good/Restricted

Description:

The Charles Rolls House is a 1½-story, 3-bay, vernacular side-gable cottage on the west side of Edmonston Avenue in the Beltsville vicinity, Prince George's County. Constructed in 1921, the building is a massed plan with a 1-story rear addition and a front porch.

Significance:

The Charles Rolls House was built in 1921 on .4 hectares (1 acre) of land that Charles Rolls purchased from John Ambler Smith in November of 1920. The property was sold to Matthew McIntyre in 1937, and to Harry Benfield in 1948. Curtis and Sylvia Forrester bought the property in 1952, and subdivided it in 1957. In 1979 the Forresters sold the house with 1253 square meters (13,490 square feet) of land to the current owners.

Maryland Historical Trust
Maryland Inventory of Historic Properties Form
Montgomery-Prince George's Short-term Congestion Relief

DOE ☐ yes ☐ no**1. Name:** (indicate preferred name)

historic Charles Rolls House (preferred)

and/or common Barrett House

2. Location:

street & number 10704 Edmonston Avenue

n/a not for publication

city, town Beltsville ☒ vicinity of

congressional district

state Maryland

county Prince George's County

3. Classification:

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> education	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> other:
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	
			<input type="checkbox"/> transportation	

4. Owner of Property: (give names and mailing addresses of all owners)

name Donald W. and Margaret Barrett

street & number 10704 Edmonston Avenue

telephone no.:

city,town Beltsville

state and zip code Maryland 20705

5. Location of Legal Description

Land Records of Prince George's County

liber 5113

street & number Prince George's County Judicial Center

folio 489

city,town Upper Marlboro

state MD

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city,town

state

7. Description

Survey No. PG:67-31 (PACS 2.15)

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: 2

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Charles Rolls House is a 1½-story, 3-bay, side-gable cottage on the west side of Edmonston Avenue in the Beltsville vicinity, Prince George's County. Constructed in 1921, the building is a massed plan with a 1-story rear addition and a front porch.

The structure has a side-gable roof covered in asphalt shingles, with a central brick chimney and a single gable dormer on the front elevation. It is of wood-frame construction with aluminum siding, and it has a formed concrete block foundation under the main section and a poured concrete foundation under the rear addition. The windows are double-hung wood sash. The house has a 1-story shed roof porch on the front elevation, supported by square wood posts.

The east, or front elevation is characterized by a gable dormer and a porch. The house sits at ground level, and the lot slopes down towards the rear. The first story entrance is centered. It is flanked by two 6/1 double-hung windows. The dormer has two 1/1 double-hung vinyl windows.

The north elevation consists of the gable-end of the main block and the north wall of the rear elevation. The fenestration pattern has been altered from the original symmetrical window placement. The main block of the first story has three windows. The first is a 6/1 double-hung window. The second is a small 4/1 double hung vinyl window. The third is a 1/1 double-hung vinyl replacement window. There is a small 1/1 double-hung vinyl window centered on the wall of the rear addition. There is one 1/1 double-hung vinyl replacement window in the second-story gable.

The west, or rear elevation consists of the gable-end of the rear addition. It completely obscures the rear of the main block. There is an entrance centered on the rear elevation. It is reached by a set of steps leading to a 1-bay, shed-roof porch. There is a bay window in the first bay, with a fixed center light and two 1/1 double-hung side lights. There is a single 1/1 double-hung vinyl window in the third bay.

The south elevation consists of the gable-end of the main block and the south side of the rear addition. The fenestration pattern is symmetrical, with two windows on the first story. The first window is a 6/1 double-hung window and the second is a 1/1 double-hung vinyl replacement window. There is a single 1/1 double-hung vinyl window centered on the wall of the addition and a 1/1 double-hung vinyl replacement window in the gable of the second story.

There is one outbuilding associated with this building. It is a modern shed located to the northwest of the house. It was built in two phases and is constructed of wood-frame covered in vertical board siding. There are two sets of double doors on the east elevation, with concrete ramps leading to the openings.

The property is located on the west side of Edmonston Avenue, with residential property to the south, woods to the west and north, and cultivated fields associated with the Beltsville Agricultural Research Center to the east, on the opposite side of Edmonston Avenue. Beaverdam Road intersects Edmonston Avenue directly to the east of the house. The property's setting remains rural in character, despite three circa 1955 houses built to the south of the house.

8. Significance

Survey No. PG:67-31 (PACS 2.15)

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archaeology-prehistoric	<input type="checkbox"/> Community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communication	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1921

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
 and/or
 Applicable Exceptions: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
 Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Charles Rolls House was built in 1921 on .4 hectares (1 acre) of land that Charles Rolls purchased from John Ambler Smith in November of 1920. The property was sold to Matthew McIntyre in 1937, and to Harry Benfield in 1948. Curtis and Sylvia Forrester bought the property in 1952, and subdivided it in 1957. In 1979 the Forresters sold the house with 1253 square meters (13,490 square feet) of land to the current owners.

This property is located within the boundaries of the Beltsville Agricultural Research Center, but this house and the ones located to the immediate south are excluded from the ownership of the U.S. Government. Beltsville, named after the Belt family, is an area of Prince George's County on either side of Route 1 from Ammendale Road to the Capital Beltway. During the 1700s and early 1800s, the Snowden family possessed large estates which were located on both sides of what is now Route 1, and on land which is now the Beltsville Agricultural Research Center. In the colonial era, tobacco farming occurred along Indian Creek, a tributary of the Northeast Branch of the Anacostia River. Later, farmers in the area produced grains and vegetables.

By 1795, a turnpike from Baltimore to Georgetown in the District of Columbia had been constructed through the county. Taverns were established along the turnpike (present day Route 1 and Old Baltimore Pike), including one operated by Jacob Van Horn in what is now Beltsville. The tavern, called Vansville, serviced turnpike travellers from the 1790s to 1817. In the 1830s, the Baltimore and Ohio Railroad built tracks for the Washington Branch through the Belt family farm and established a station which was named Beltsville. The station, located along the turnpike, the east-west roads of Odell and Powder Mill, and the railroad, grew during the 1800s and became a village containing two churches, residences, stores, and businesses such as a blacksmith and a wheelwright shop.

During the late 1800s, Beltsville became part of the expanding Washington, D.C. suburbs, as development occurred along the railroad and streetcar lines north of the city. Federal workers could live in the suburbs and work downtown, and many new communities were established from the District line to Beltsville. The suburban development continued after the introduction of the automobile. The state improved the roads, and Route 1 became the major north/south route along the east coast. Although the Beltsville Agricultural Research Center was established in 1910 and employment in the area increased, Beltsville was relatively far from Washington, and the more southern suburbs experienced greater growth. It was not until after the Second World War that

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Charles Rolls House

SURVEY NO.: PG:67-31 (PACS 2.15)

ADDRESS: 10704 Edmonston Avenue, Beltsville Vicinity, Prince George's County

8. Significance (Continued)

intensive development came to the Beltsville area. The increase in Federal employment and the dramatic rise in personal automobile use led to the suburbanization of Beltsville. The area west of Route 1 was developed as a residential area, and the development increased in the 1960s as Interstate 95 made the area more accessible. Today, most of the farms are gone and Beltsville has become a densely populated suburb of the Nation's Capital.

The Charles Rolls House is an example of a vernacular cottage. Between 1870 and 1940 the vernacular cottage style was typically built for Americans of modest means. They are characterized by simple ornamentation and mass-produced components, such as door frames, moldings, sash and window units, and porch decoration. The development of post-Civil War machinery capable of producing large amounts of standardized housing elements, such as those found in cottages, contributed greatly to the development of the modern American housing industry. Designs for vernacular cottages were obtained from popular magazines, such as House Beautiful, or carpenter's and builder's journals, such as American Builder. A variety of front-gable, side-gable, cross-gable and hipped roof frame cottages were developed in the early to mid-twentieth century. Front-gable and hipped roof cottages are primarily 1 to 1½-stories tall, 3-bays wide and several rooms deep. Side-gable and cross-gable structures are usually 2 to 2½-stories tall, are typically 2 to 3-bays in width and vary from one to three rooms deep. They usually include a porch covered with a shed roof. Porches are supported by posts often containing machine-produced Victorian ornamentation. Some cottages feature ornamentation drawn from Craftsman style or Colonial Revival architecture (Gottfried and Jennings 1988, viii-xv).

National Register Evaluation:

Constructed in 1921, the Charles Rolls House is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicates no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as it is an undistinguished example of a common type of early-20th century architecture. The house has been altered with a rear addition, aluminum siding, and replacement windows. Finally, preliminary studies conducted for this project indicate the need for further assessment of the archaeological potential of this property. Therefore, no evaluation under Criterion D is being conducted at this time.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____ Eligibility Not Recommended XX

Comments Concur w/ SHA & PAC Spero's evaluation

Reviewer, OPS: C. Spero Date: 1/29/99

Reviewer, NR Program: P. Spero Date: 2/2/99

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Charles Rolls House

SURVEY NO.: PG:67-31 (PACS 2.15)

ADDRESS: 10704 Edmonston Avenue, Beltsville Vicinity, Prince George's County

9. Major Bibliographical References (Continued)

Cook, William G. 1976. Montpelier & the Snowden Family. Privately Printed.

Gottfried, Herbert and Jans Jennings. 1988. American Vernacular Design, 1870-1940. Ames, Iowa: Iowa State University Press.

Hopkins, G.M. [1879] 1975. Atlas of 15 Miles Around Washington including the County of Prince George (sic), Maryland. Philadelphia. Reprint.

Land Records of Prince George's County, Maryland.

Maryland National Capital Park and Planning Commission. 1993. Illustrated Inventory of Historic Sites, Prince George's County, Maryland. Upper Marlboro, Maryland: Maryland National Capital Park and Planning Commission.

Prince George's County Community Renewal Program. 1974. The Neighborhoods of Prince George's County. Upper Marlboro, Maryland: Prince George's County Government.

Irta, Alan. 1984 rev. 1991. Prince George's County: A Pictorial History. Virginia Beach: The Donning Company Publishers.

Woodward, Ethel C. Van Horn's Stage Lines and Tavern. Privately Printed, no date.

9. Major Bibliographical References Survey No PG:67-31(PACS 2.15)

See Attached

10. Geographical Data

Acreage of nominated property _____
Quadrangle name Beltsville, MD Quadrangle scale 1:24,000

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Susan L. Taylor

organization P.A.C. Spero & Company date May 1998

street & number 40 W. Chesapeake Avenue, Suite 412 telephone (410) 296-1635

city or town Baltimore state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposed only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCP/DHCD
100 Community Place
Crownsville, MD 21032-2023
(410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

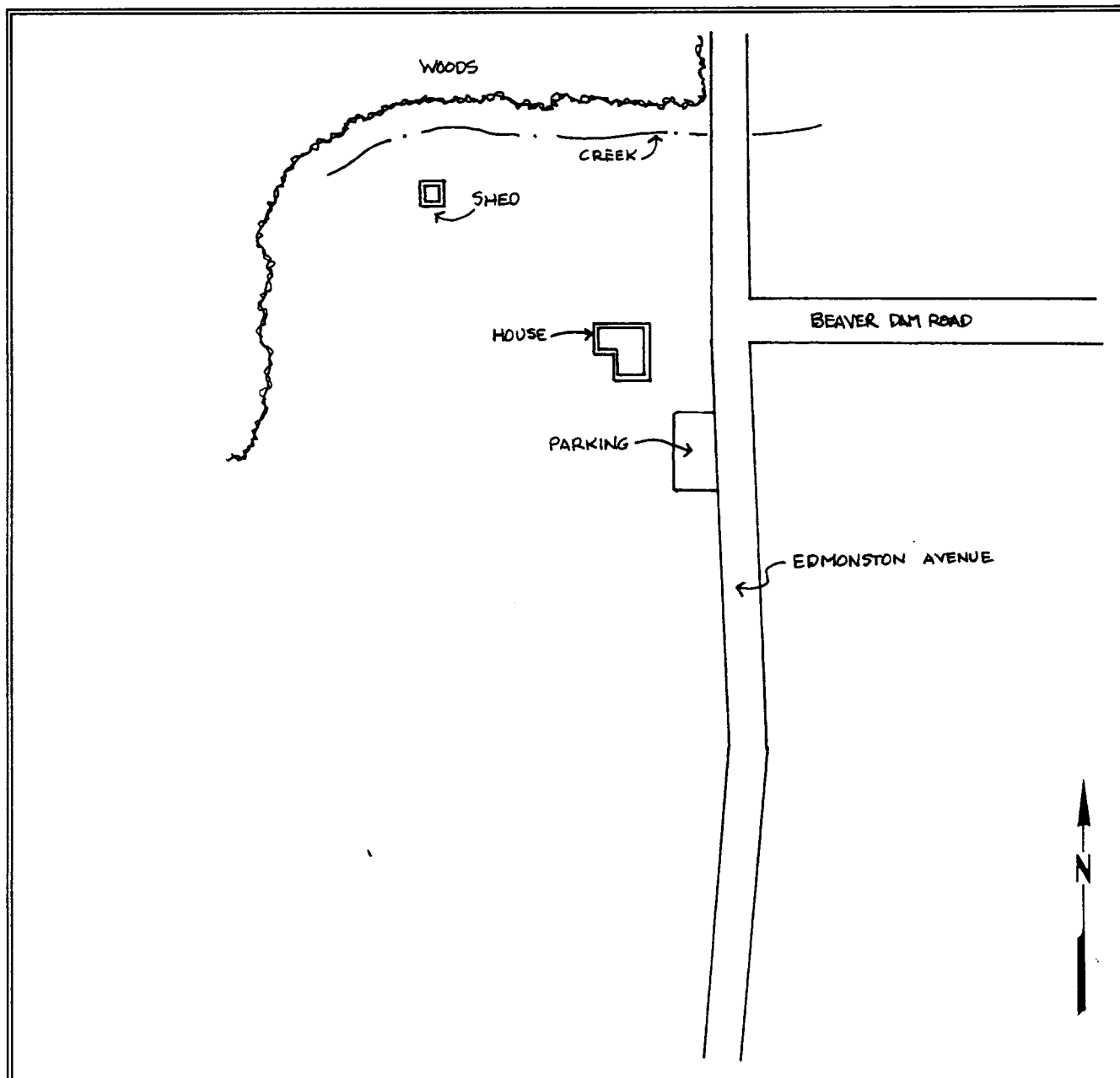
RESOURCE NAME: Charles Rolls House

SURVEY NO.: PG:67-31 (PACS 2.15)

ADDRESS: 10704 Edmonston Avenue, Beltsville Vicinity, Prince George's County

10. Geographical Data (Continued)

Resource Sketch Map:



CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: Charles Rolls House

SURVEY NO.: PG:67-31 (PACS 2.15)

ADDRESS: 10704 Edmonston Avenue, Beltsville Vicinity, Prince George's County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization: Western Shore

Chronological/Developmental Period Theme (s): Industrial/Urban Dominance A.D. 1870-1930

Prehistoric/Historic Period Theme(s): Architecture

RESOURCE TYPE:

Category (see Section 3 of survey form): Buildings

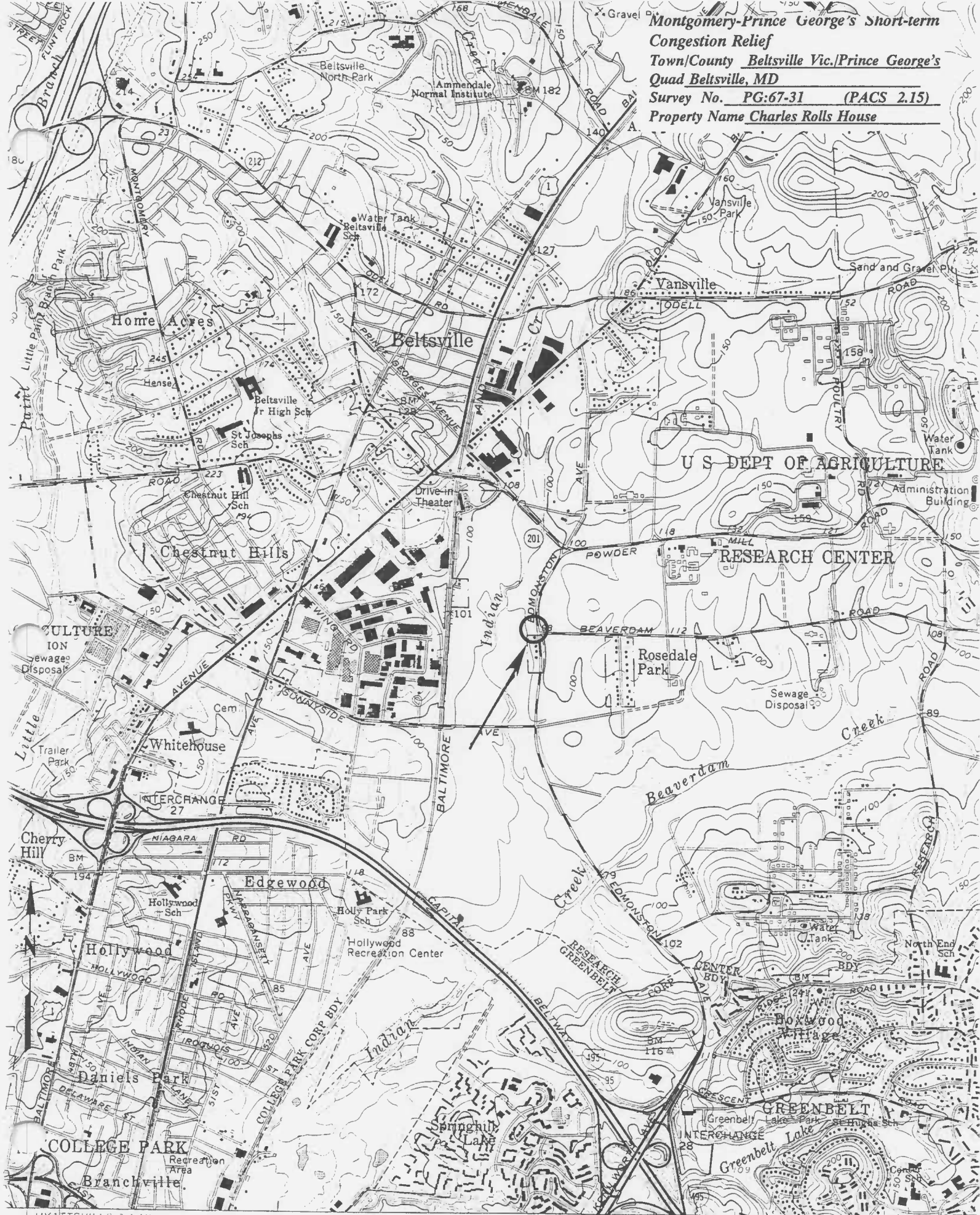
Historic Environment (urban, suburban, village, or rural): Rural

Historic Function(s) and Use(s): Private Residence

Known Design Source (write none if unknown): None

Preparer
P.A.C. Spero & Company
May 1998

Montgomery-Prince George's Short-term
 Congestion Relief
 Town/County Beltsville Vic./Prince George's
 Quad Beltsville, MD
 Survey No. PG-67-31 (PACS 2.15)
 Property Name Charles Rolls House





- 1 PG 167-31
- 2 1/2 Les Roll, house
- 3 Prince Georges Co, Md
- 4 Susan Taylor
- 5 5/98
- 6 Md LHPJ
- 7 1/2 (10/100)
- 8 1-10

STAMPED RECORDS



1 PG 67-31

2 Charles Rolfe House

3 Prince Georges Co. Md

4 Susan Taylor

5 5/98

6 Md SHPO

7 Elevators

8 2 of 15

2014 JUN 12 09:02



1 PG:67 31

2 Charles Wells Horse

3 Prince Georges Co Md

4 Susan Gayle

5 5/98

6 Md AHPO

7 NE Co. Md

8 2 of 10

2014 MAR 12 00:00



- 1 1867 31
- 2 Prince George's House
- 3 Prince George's Co, Md
- 4 Susan Bayler
- 5 5/97
- 6 Md APPJ
- 7 11 cl. nature
- 8 4 of 16

20-4-10-1200000



- 1 KG 6-15-51
- 2 3/4 mile to the House
- 3 Prince George's Co, Md
- 4 Susan Taylor
- 5 5/98
- 6 Md MPO
- 7 NW Co new
- 8 7-10

2000000 1000000



- 1 PG 67-31
- 2 21-23 Old House
- 3 Prince George. C. M.
- 4 Susan Taylor
- 5 1/18
- 6 Old 24/10
- 7 W. M. M. M.
- 8 2 1/2 12

20-11-11 1200 845



- 1 PG 37-38
- 2 Charles Kline page 10
- 3 Prince George, Co. Md
- 4 Susan Taylor
- 5 5/98
- 6 Md 8413
- 7 Sus. Co. new
- 8 1/2 of 12

2014 NIN 7422685



- 1 PG '67 31
- 2 Charles K. Co House
- 3 Prince George's Co Md
- 4 Susan Taylor
- 5 5197
- 6 Md ELPs
- 7 S. elevation
- 8 8 of 10

2011.11.11 12:00 PM



- 1 Pg 67 31
- 2 Charles Roll House
- 3 Prince Georges Co, Md
- 4 Susan Taylor
- 5 5/94
- 6 Md SHP
- 7 Shed in elevation
- 8 9 of 10



- 1 Pt 5-21
- 2 Charlotte Roll house
- 3 Prince George. Co Md
- 4 Susan Taylor
- 5 5/98
- 6 MID. S.H.P.O
- 7 SE corner, 81st St
- 8 10 35 '0